

This instrument was prepared by

(Name) Nancy Schilling

(Address) 2005 Valleydale Road Birmingham, Alabama 35244

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Horace Washington and wife, Eloise M. Washington

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Thurman Wilson, Jr. and Nancy Schilling

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the Southwest Quarter of Southwest Quarter of Section 30, Township 19 South, Range 2 West, and run in an Easterly direction along the South line of said Quarter-Quarter section a distance of 883.0 feet to the point of beginning; thence continue along the last stated course a distance of 87.0 feet to a point; thence 90 degrees 00 minutes to the left in a Northerly direction a distance of 391.90 feet to a point on the Southeasterly line of Valleydale Road, thence 113 degrees 18 minutes to the left (angle measured to tangent) in the arc of a curve to the right having a radius of 1,949.51 feet in a central angle 4 degrees 34 minutes and along said Southeasterly line of Valley Dale Road a distance of 155.25 feet to a point; thence 81 degrees 47 minutes to the left (angle measured to tangent) in a Southeasterly direction a distance of 248.93 feet to a point; thence 2 degrees 43 minutes to the right in a Southeasterly direction a distance of 92.22 feet to the point of beginning.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

19730320000015360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/20/1973 12:00:00 AM FILED/CERT

Subject to that certain mortgage given by Horace Washington and Eloise M. Washington to Engel Mortgage Company, Inc. recorded in Mortgage Book 311, Page 827, and transferred to Continental Mortgage Investor, a Massachusetts Business Trust, recorded in Deed Book 259, Page 870, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 16th day of March, 19 73.

(Seal) Horace Washington (Seal)
(Seal) Eloise M. Washington (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace Washington and wife, Eloise M. Washington whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, A. D., 19 73.

Dora Ellen Phillips
Notary Public